



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: September 1, 2005 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Jill R. Myers Clerk
Kathleen M. Keohane
Donald F. Naber

Absent: Stephan M. Rodolakis

Also Present: Eric Denoncourt, Engineer/Planner
John Perreault, Town Engineer

Mr. Gordon opened the meeting at 7:00 P.M.

1. Review and Approve Minutes:

The Planning Board approved the Minutes of July 7, 2005 as submitted.

2. Signed bills.

3. Meetings and Hearings

7:00 P.M. Board Member Comments

- a) Mr. Gordon noted the Special Town Meeting for September 15, 2005, and stated that some of the articles to be considered are zoning articles.

**7:05 P.M. Residences at Flint Pond, Senior Housing
Special Permit and Site Plan Approval
Public Hearing, Continued from June 2, 2005
Location: Hartford Pike (Route 20), southeast of Lake Street
Decision Deadline: 65 days from the close of the hearing**

Mr. Gordon read a letter dated August 31, 2005, asking for a continuance. The Board voted to allow the continuance. Mr. Gordon continued the hearing to October 6, 2005 at 7:05 P.M.

**7:10 P.M. Palm Meadow Estates, Definitive Subdivision
Public Hearing, continued from July 7, 2005
Location: clews Street, east of Route 140
Decision Deadline: September 13, 2005**

Mr. Gordon read a letter dated August 31, 2005, asking for a continuance and granting an extension for the Decision to October 15, 2005.

Mr. Gordon requested that Engineering ask them to have the site staked for the Board's review of the site.

The Board voted to allow the continuance. Mr. Gordon continued the hearing to October 6, 2005 at 7:10 P.M.

**7:15 P.M. Memorial Drive, Business Park, Site Plan Approval
Public Hearing
Location: east side of Memorial Drive, south of Hyde Farm Road
Decision Deadline: 65 days from the close of the hearing**

Attending the hearing was John Grenier – the engineer from J.M. Grenier Associates. Mr. Grenier asked for a continuance as he is still working on the revisions. The Board voted to allow the continuance.

Mr. Gordon continued the hearing to October 6, 2005, at 7:15 P.M.

**7:30 P.M. Francis Avenue Common Driveway, Special Permit
Public Hearing
Location: east side of Francis Avenue, north of Paton Road
Decision Deadline: 90 days from the close of the hearing**

Attending the hearing was John Grenier – the engineer from J.M. Grenier Associates.

Mr. Perreault sat as the alternate on the Planning Board for the Special Permit.

Mr. Grenier listed the following about the proposed common driveway:

- 1) the driveway will be off the same curb cut as the house at #57 Francis Avenue;
- 2) he proposes to increase the width of the driveway to 18 feet;
- 3) the slope would be no greater than 6%;
- 4) the driveway will extend 81 feet to a garage under;
- 5) Mr. Ricker talked to the Fire Chief and the turn-around is sufficient, and he will get a letter from the Fire Chief stating this.

Ms. Keohane asked Mr. Grenier to describe the swale and rockwall. Mr. Grenier said the rockwall is actually boulders that exist there. He said the swale is two feet wide and the screening on the south side would be left natural.

Steve Dinoia, 42 Bruce Avenue, expressed concern for increased water flow especially to his basement. Mr. Gordon explained the Board's regulations which doesn't allow more post-construction water run-off than the pre-construction water run-off, and commented that the use of the swale and detention basin should catch water. Mr. Grenier further explained how this would work.

Ashraf Shakar, 63 Francis Avenue expressed the following concerns:

- 1) concern of increased noise from added traffic, snow plows, etc.
- 2) concern of water – he is having increased problems now, and asked what his recourse was.

Mr. Gordon officially closed the hearing. The Board unanimously voted to approve the Special Permit for a common driveway at 57 Francis Avenue.

**7:45 P.M. Russell Industrial Park, Preliminary Subdivision
Public Hearing
Location: northwest side of Route 20 between the ends of Stony Hill Road
Decision Deadline: September 24, 2005**

Attending the hearing was George and Edmond Russell, and Bob Murphy – the engineer.

Mr. Murphy signed the letter giving the Board an extension for Decision to October 15, 2005. He said they want to go forward with the hearing with the four members.

Mr. Murphy said they will meet all regulations and does not need to ask for any waivers. He stated there is no problem with the sight distance off Route 20.

Mr. Murphy described the slope of the road and said he is looking for input because they may want a waiver for this. He said they looked at 6, 8, and 10% slope.

Mr. Gordon read letter from the Board of Health and the Highway Superintendent.

Mr. Naber expressed the following concerns:

- 1) sight distance looking west;
- 2) traffic concerns;

Mr. Gordon expressed the following concerns:

- 1) the ledge out there and noted that RIFL/RIGR had to blast at their site;
- 2) in Definitive filing, include the building envelopes on the plans;
- 3) asked about impacts of the 6% and 8% grading/slope;
- 4) sidewalk – Mr. Murphy said they would be asking for a sidewalk on one side;
- 5) consider the Superintendent of Highway's comments for size of pavement;
- 6) drainage easement on Lot #3 – requirement is 25 feet;
- 7) calculations for proposed detention basins being in a series.

Mr. Perreault made the following comments:

- 1) commented about the Mass. Highway widening plans and thinks the 2% grade should start at the beginning of the right-of-way;
- 2) keep all access to lots off proposed new road, and not off Route 20;
- 3) make sure all plans are going to fit, check centerline.

Christopher Kirk, 40 Westwood Road, expressed concern about the proposed 8% grade.

Mr. Gordon continued the hearing to October 6, 2005, at 7:20 P.M.

4. New Business

5. Old Business

a. Discussed and Signed Decision for Summit Ridge Estates

The Board voted to sign the Decision as written for Summit Ridge Estates.

b. Bond Reduction for Wheelock Estates, Grist Mill Circle

The Board voted to allow the bond reduction for Wheelock Estates, Grist Mill Circle.

c. Bond Release for Wheelock Estates, Accepted Streets: Wachusett Circle, Sturbridge Circle, Hearthside Circle, and Old Salem Circle

Mr. Denoncourt said a letter was sent from Mr. Kirk regarding some issues he found at the time of the Annual Town Meeting in May, 2005, when the streets were being considered for acceptance as public ways. Mr. Denoncourt said he believes all issues have been addressed. He suggested the Board vote to approve and sign the bond release and Engineering will hold for Engineering's final check.

The Board voted to sign the bond release and hold it Engineering until they are satisfied with corrections of issues in the letter, for Wheelock Estates: Wachusett Circle, Sturbridge Circle, Hearthside Circle, and Old Salem Circle.

d. Citizens Bank and White City Shopping Center Site Plan Approval

Mr. Gordon expressed concern about voting at this time because of the lack of information on the signing of the building permits for these buildings where information is lacking. There was discussion about the landscaping around the dumpster. Ms. Keohane expressed concern about the vinyl wall and how it would appear, as Shrewsbury is trying to make this area a gateway to the Town. Discussion was held about using something similar to the Bugaboo Creek building, and the Board agreed and voted that if this wasn't agreeable, they could come back to the next meeting.

5. Old Business (cont'd)

d. Citizens Bank and White City Shopping Center Site Plan Approval (cont'd)

There was discussion about the landscaping and crosswalk at Citizens Bank. The Board asked Engineering to ask Citizens Bank if they would investigate doing crosswalks like the ones the Town is using.

The Board also asked Engineering to talk to Citizens Bank about lessening the landscaping in front, but dress-up the back of Citizens Bank.

6. Correspondence

- 1) Letter from Town Clerk – appeal period expired for 307 Grafton Street – there were no appeals
- 2) Letter from Town Clerk – appeal period expired for Ashford Crossing – there were no appeals
- 3) Merrit
- 4) Letter introducing new Executive Director for the CMRPC – the Board agreed a letter should be sent to congratulate him and give support
- 5) Letter from Town Clerk – appeal period expired for Redland Road – there were no appeals

The meeting adjourned at 9:15 P.M.

Respectfully Submitted,

Annette W. Rebovich